



362 Warley Road, Blackpool,
FY2 0SS

£119,950

A lovely End Garden Terrace Home, extended to the rear so now offering a Lounge, Dining Kitchen with separate Utility AND a Conservatory room overlooking a beautiful Westerly facing rear Garden. A perfect First Time Buy or downsize.

- Lounge
- Modern style Dining Kitchen
- Utility room
- Two Bedrooms
- Spacious Bathroom
- Westerly facing rear garden
- Off street parking



McDonald
Estate Agents

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Vestibule: Wood finish flooring, Meter cupboard.

Lounge: 13'1" x 12'9" (3.99 m x 3.89 m) Living flame gas fire with a composite marble surround and hearth, Coved ceiling, Wood finish flooring, TV point, Radiator.

Dining Kitchen: 16'7" x 10'9" (5.05 m x 3.28 m) Attractive wall and base cupboard units with complementary roll edge worktops, Built in oven and hob with extractor, Single drainer sink with mixer tap, UPVC double glazed window and door.

Utility: Plumbed for washing machine, UPVC double glazed window.

Conservatory: 9'7" x 8'5" (2.92 m x 2.57 m) UPVC double glazed windows and door, Radiator.

First Floor:

Landing: Loft access, UPVC double glazed window.

Bedroom 1: 16'0" x 9'0" (4.88 m x 2.74 m) UPVC double glazed window, Radiator.

Bedroom 2: 11'0" x 8'3" (3.35 m x 2.51 m) UPVC double glazed window, Radiator.

Bathroom: Modern style three piece bathroom comprising; 'P' shaped bath, Low flush WC, Pedestal wash basin, Wood effect laminate flooring, UPVC double glazed window, Towel heater radiator.

Outside:

Front: Mainly paved.

Rear: A beautiful Westerly facing rear garden, Mainly laid to paving with numerous established trees, shrubs and plants.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1675.48 (2026/27)



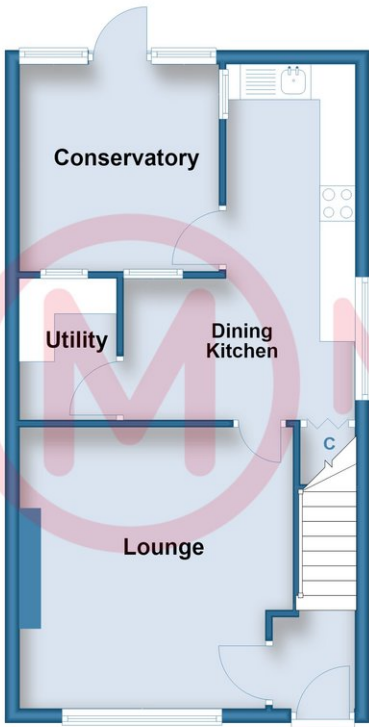
Directions: From our office proceed inland along Red Bank Road, at the roundabout take the fourth exit into Devonshire Road, at the next roundabout proceed straight across and Warley Road is the fifth turning on the left.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor



First Floor



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Warley Road

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